

Florence, New Jersey  
February 3, 2016

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey.

The meeting was called to order by Council President Lovenduski at 8:00 PM. President Lovenduski led the Salute to the Flag.

The Opening Statement was read by the Township Clerk: Notice was sent to Trenton Times for information; posted on the municipal bulletin board; placed on the web-site on January 7<sup>th</sup>, 2016; and advertised in the Burlington Co. Times on January 3<sup>rd</sup>, 2016 and January 10<sup>th</sup> 2016.

Present: Frank Baldorossi, Paul Ostrander, Jerry Sandusky, David Woolston, Ted Lovenduski

Also present: Mayor Craig H. Wilkie; Richard A. Brook, Township Administrator; Thomas A. Sahol, Assistant Municipal Administrator; Kelly Grant, Esq., Township Attorney; Joy M. Weiler, Township Clerk

**OATH OF OFFICE: ZACHARY CZEPIEL, PATROLMAN**

Mayor Wilkie called Patrolman Czepiel and his family forward. Mayor Wilkie administered the oath as his family held the Bible and his fellow officers with his brother Sgt. Nicholas Czepiel looking on. Mayor Wilkie welcomed him to the force and wished him well; and said, "It is always an honor to be able to add to the force." The police force isn't where it was in 2008 but the township is committed to keep the force growing.

Police Chief Bunce thanked the Mayor and Council for their continued support of the Police Department. He also thanked the Township Administrator, Richard Brook, for adding to the ranks and for recognizing the fact that the department needs to grow as an agency.

He congratulated Patrolman Czepiel. He endured a very tough academy and it was quite an accomplishment. It was a five month academy. He is progressing very well and the department looks forward to having him out on his own soon. Congratulations to Patrolman Czepiel and to Jennifer Czepiel who was hired at the Burlington County Sheriff's Department recently.

At this time there was a five minute recess.

**MINUTES**

Sandusky made a MOTION; seconded by Ostrander to approve the following minutes. Roll call vote – all ayes. Motion carried. Unanimous approval.

- Township Council Closed Session – January 20, 2016
- Township Council Executive Session – December 9, 2015

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### **FINANCIAL CORRESPONDENCE**

It was on the MOTION of Ostrander; seconded by Woolston to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

**REGULAR CORRESPONDENCE** None at this time.

### **APPLICATIONS:**

- A. Amend Raffle Licenses RL1068, RL1069 and RL1070, Night at the Races  
Date was changed from 1/24/16 to 2/20/16 due to inclement weather.

It was the MOTION of Sandusky; seconded by Woolston to approve the amendments.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

### **PUBLIC COMMENTS**

The meeting was opened to the public at this time.

Sharon Southard, 979 Wallace Avenue, said she wanted to discuss snow. She had an idea that she is very enthusiastic about. She distributed information and photos to the Mayor and Council. The recent snowstorm reminded her of the blizzard that happened in 1996 that dropped almost thirty inches of snow. The states of Pennsylvania and Delaware had a crisis and people couldn't get out. She did some research and it seems that other states, counties and municipalities are just starting to explore easier ways of removing snow. She suggested using small Bobcats with several different attachments. There were many crises in Philadelphia such as people needing to get to dialysis treatments and not being able to because the streets were so bad. She hoped it was something the township could pursue under different funding sources or partnerships with the county. She noted Assistant Administrator Sahol has done an excellent job working with the county regarding recycling. She warned that the township could find itself like Boston a few years ago. They had the equipment but there was storm after storm. There was gridlock and chaos and they had to physically remove the snow. Some municipalities use Bobcats for other needs throughout the year. There are different blades. It could produce a savings with less operators or not having to go on the same street multiple times. The Bobcat would physically remove the snow.

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She asked if Burlington County had a big ice melting truck? Council President Lovenduski said he didn't think so but the county has come and helped the township physically remove snow. Assistant Administrator Sahol also said he didn't think the county had one.

Ms. Southard said she used a snow blower and has been using it for years. She was using it during the most recent storm and a township worker told her she could be fined for blowing snow onto the road. She believed the anger he displayed stemmed from the previous year. Another employee had come after she had finished shoveling out and the employee cleared someone's driveway and put the snow where she had just cleared. The employee was not pleasant to her when she asked him about it. She called the next day and spoke to the supervisor, who was very nice.

She believed he spoke to all of his employees and thinks she is now being targeted. This year the driver that threatened her with a fine for blowing snow in the street came back a couple days later and piled snow at the stop sign and blocked the handicapped ramp on the sidewalk. There are disabled people in the neighborhood. She didn't intentionally break the law and she was upset by the situation. She is very respectful of the township and its police officers and lets them review her video surveillance. She doesn't think the driver intentionally blocked the ramp. She would just like a little more respect and patience when she is snow blowing. She also pushes her snow all the way to the other side of her street and clears the road in front of her house.

Council President Lovenduski said he hoped it was just an isolated incident. He doesn't picture the township workers doing something like that intentionally. The township's main concern when it snows is for the safe passage of emergency vehicles. The workers try to do the best they can with the snow. They have to get the snow off the road. It was difficult for them to find spots to put the snow, especially when there was so much. Ms. Southard didn't like the fact that after she digs her car out it gets plowed back in.

Council Member Sandusky said during the storm he heard many people were complaining about the snow removal on Facebook. He thanked her for coming in person to voice her complaint. He recommended she talk to the Director of Public Works. He is sure once he is made aware, it won't happen again. Ms. Southard said she thinks that is why she had the problem.

Council Member Sandusky said looking at the pictures Ms. Southard provided, the Bobcat does a really good job, but it looks like it works best when the snow ends. Ms. Southard said it would help prevent the gridlock after and would get rid of the snow. There are different attachments that are smaller and it makes them more agile and the smaller streets could be done much more quickly. They are expensive but perhaps something could be done.

Council Member Woolston said the guys were out for the entire storm and there was no progress for twenty-four hours because the snow came down so fast there was no way to keep up. The Bobcat is a great tool, but for after the storm is done. The town's goal is to open the streets for emergency vehicles. Ms. Southard said other municipalities are moving to smaller equipment to get down the hard roads.

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Joseph Csik, 45 East Fifth Street, said he has seen people shoveling snow off their grass onto the street and they didn't get fined. He noticed that there were police cones on Chestnut Street, he didn't know what they were there for. Administrator Brook said he would meet with Mr. Csik after the meeting to ask more specific questions about the cones. They should only be used for official business.

Ms. Southard said she is getting solicitations for insurance for the water pipes that run from her home to the main line in the street. Council President said it was very hard to get paid with that insurance. It isn't worth it. She said she asked her insurance company and no one can find a company that will insure for that. She is concerned because it can be very costly if it breaks. Many years ago the township employees would maintain those lines, now it is a homeowner's responsibility. She asked if anyone knew of an insurance company that would provide the coverage?

Fred Scheetz, 12 Church Street, said he used to perform the work on that kind of lines. As far as the insurance, it is essentially someone collecting interest on the customer's money. Over the years the funds are accumulated and the money is used to pay the contractor.

Ms. Southard asked if the township could come up with some kind of solution such as a group policy or add the fees to the Water & Sewer bill and have the township be responsible for the lines? Council President Lovenduski said right now the homeowner is responsible for lines from the main to the house.

Administrator Brook said the township cannot impose its will to force people to pay for an insurance policy. The ones that he's seen soliciting in the community are not trustworthy. The likelihood that a resident would recover that money if their line broke is not good. And the line may not break. The lines in town can last for fifty to a hundred years.

Ms. Southard said the infrastructure of the township is very old. The township is probably long overdue for upgrades and she is afraid the lines are going to start to break. She asked if the township can think of a solution? Administrator Brook said the infrastructure is not bad. The township puts the money collected right back into the utility for infrastructure. The township will probably be doing ten to twelve Water & Sewer related projects and most will be funded by cash, putting everything back into the infrastructure. At the same time the township strives to keep the rate stable. It is one of the lowest rates in Burlington County.

Ms. Southard asked how old the lines in town were? Mayor Wilkie said the lines near her house were done twenty years ago. They aren't old. When the township does road programs it checks the mains and does repair work if it is needed. There are also notices given to residents advising that road work is going to be done, so if they need to replace their lines that is the time to do it. Ms. Southard said it would still be a financial burden for a resident. She again asked if there was something the township could do for the residents?

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Administrator Brook said it is not as simple as it would appear. It would need to be looked at from a cost analysis standpoint. If it was done, it would have to be on a voluntary basis and there would have to be some form of payment. If there were no cost to the homeowners, it would have to be put in the budget and the rates would have to be adjusted. Additional employees would need to be hired to take care of the private service. And where would the responsibility stop, at the curb or the home? The township does take into account the number of residents and the rate structure. Seniors are provided a discount. The rate structure has not moved significantly in several years. The reason for that is because the township makes sure funds are put back into the system for infrastructure and improvements to keep the rate as stable as possible. It is his opinion that the companies soliciting the residents are trying to take advantage of them.

It was the MOTION of Baldorossi; seconded by Sandusky to close the public comments. Roll call vote – all ayes.

**RESOLUTIONS**

**RESOLUTION NO. 2016-52**

**Authorize Refund  
2016 Recreation Fees**

**RESOLUTION NO. 2016-53**

**Authorize Filing of 2015  
Recycling Tonnage Grant Application**

**RESOLUTION NO. 2016-54**

**Approve Shared Services Agreement With  
The Township of Bordentown for a  
Certified Recycling Professional (CRP)**

**RESOLUTION NO. 2016-55**

**Amending Resolution No. 2015-213 Which  
Authorized Approval of 2015-2016 Renewal of  
Plenary Retail Consumption License  
Wesley's Pub, Inc., t/a Roebling Pub**

**RESOLUTION NO. 2016-56**

**Authorize Filing a Municipal Alliance Grant**

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**RESOLUTION NO. 2016-57  
Amending Resolution No. 2016-16  
Authorizing Appointment of Auditor**

**RESOLUTION NO. 2016-58  
Resolution Establishing the 2016  
Temporary Capital Budget**

**RESOLUTION NO. 2016-59  
Approve Payment No. 3 for the Contract for the  
Roadway Improvements for the 2014-2015 Road Resurfacing &  
Approving Change Order No. 3  
To: Richard T. Barrett Paving Company, Inc.  
400 Prospect Street, Trenton, NJ 08618**

**RESOLUTION NO. 2016-60  
Approve Request for Release of Performance Bond for  
The Estates at Oak Mill  
Phase 2, Sanitary Sewer  
(Bond No. 268002077)  
*Conditioned upon Posting a Two Year Maintenance Bond and Payment  
of any and all Escrow Funds Due.***

**RESOLUTION NO. 2016-61  
Deny Release of Water Distribution & Sanitary Sewer  
Performance Bonds  
NFI Real Estate, Phase II  
Building A Expansion**

It was the MOTION of Sandusky; seconded by Ostrander to approve Resolution No. 2016-52 through Resolution No. 2016-61.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

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**ORDINANCES**

**ORDINANCE NO. 2016-03**

**AN ORDINANCE OF THE TOWNSHIP OF FLORENCE, IN  
THE COUNTY OF BURLINGTON, NEW JERSEY,  
PROVIDING FOR THE ACQUISITION OF 851 RAILROAD AVENUE  
IN AND FOR THE TOWNSHIP,  
APPROPRIATING \$190,000 THEREFOR, AND  
AUTHORIZING THE ISSUANCE OF \$180,500 IN  
GENERAL IMPROVEMENT BONDS OR NOTES OF THE  
TOWNSHIP TO FINANCE THE SAME  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 2/17/16)**

Assistant Administrator Sahol explained this was a bond ordinance that allowed the municipality to fund the purchase of 851 Railroad Avenue. A bond ordinance allows the town to set aside a certain amount of money out of the general capital budget as a down payment. The rest of the funds would become available when the municipality goes to bond for the purchase. Anything that would not be used would be cancelled and the municipality would not have that portion of the bond ordinance to pay off. Since it is a purchase of property, it can be bonded and does not have to be put into the budget directly.

It was the Motion of Sandusky; seconded by Ostrander to approve Ordinance No. 2016-03 and set the public hearing and adoption for February 17, 2016.

Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None Motion carried. Unanimous approval.

**ORDINANCE NO. 2016-04**

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTY  
KNOWN AS BLOCK 147.01, LOT 3.04 IN THE TOWNSHIP OF FLORENCE FOR  
RECREATION AND POTENTIAL ROADWAY IMPROVEMENT PURPOSES  
(1<sup>st</sup> Reading) (Public Hearing & Adoption 2/17/16)**

Council President Lovenduski said this ordinance authorizes the township to purchase the property of 851 Railroad Avenue.

It was the Motion of Sandusky; seconded by Woolston to approve Ordinance No. 2016-04 and set the public hearing and adoption for February 17, 2016.

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Upon roll call Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

### **ORDINANCE NO. 2016-05 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A:4-45.14)**

It was the Motion of Ostrander; seconded by Woolston to approve Ordinance No. 2016-05 and set the public hearing and adoption for February 17, 2016.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Lovenduski

NOES: None

ABSENT: None

Motion carried. Unanimous approval.

## **REPORTS**

### **Committees, Boards and Officers:**

#### **Administration**

##### **Mayor**

Mayor Wilkie said he had a couple items to discuss in Closed Session.

He noted the snow the township recently had was the fourth largest storm in recent history. He thought everything went as well as it could. There will always be issues with weather and fortunately that was the only storm that has come through this year. He thanked everyone for their patience and support.

##### **Administrator**

Administrator Brook said the police would be attending next week's meeting to discuss some of the community policing efforts they have started. It is always good to have the interaction. They are starting many good programs.

This year there was a Request for a Quotation sent out at the same time as the Requests for Proposals for the 2016 professionals. The RFQ was for an appraiser. At that time, there were no submittals. Administrator Brook said he would like to go out again for the appraiser. It would be commercial and residential appraisals. That way there would be someone there to utilize during the year. There is often a need for an independent appraiser.

It was the Motion of Sandusky; seconded by Baldorossi to allow the Township Administrator to release a **Request for a Quotation** for an independent appraiser for the year 2016. Roll call vote - all ayes. Motion carried. Unanimously approved.

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Regarding Ms. Southard's correspondence, he will review it with Richard Pendle, the Director of Public Works. As far as the snow, it isn't helpful to put it in the street but it is possible that it was because of the drifts. It would have been better if the employee called the superintendent and had the superintendent talk to the resident. Nothing was done from a malice standpoint. There are many times the employees help residents and they do it with frequency.

Council President Lovenduski said it was a very difficult storm. There were heavy winds. Every time the streets were plowed, the wind blew the snow right back onto the street. Her area probably especially had the problem with the openness around her. It was a very difficult situation.

Administrator Brook said the Zoning Board is hearing an application for **150 Alden Avenue**. Someone is proposing five apartments in the former Sandor's Pizza building. It is having some difficulty moving through the Zoning Board process and it is frankly a lot of units. There was discussion at the Zoning Board about the municipality using the site for affordable housing units. Alden Avenue has its fair share of units already. With Council's permission he would like to tell the Zoning Board that the township appreciated the thought but it is already doing its fair share on behalf of the community. All were in agreement.

Mayor Wilkie said the **D.A.R.E. Graduation** at Riverfront has been changed and it will now be during the day on February 10, 2016. There was also an invitation from the Fire Department if anyone wanted to attend.

**Assistant Municipal Administrator** Nothing at this time.

**Division of Law** Nothing at this time.

**Division of Engineering** Nothing at this time.

### **New Business**

Council Member Sandusky said over the last couple of years the township has been buying properties that are going to be an asset to the township in the future. He has been voting to purchase those properties because he does believe they will be an asset, just like putting the water line on Route 130 was. Every day he sees a building on Hornberger Avenue that has been just sitting for many years. It is a building with nothing in it. Is it possible to get that property and finish it and try to sell it? He would love to see something happen. Council Member Baldorossi agreed. Council President Lovenduski said right now the partners are in litigation over the property and he doesn't believe legally anything could be done. Township Solicitor Grant said at this point there is nothing that can be done. Council President Lovenduski said at this point the township can't touch it. Council Member Sandusky asked if the township could follow up and find out the status of the litigation? Assistant Administrator Sahol he will get whatever information he can, it is still a private matter.

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**Public Comments: Open to the Public**

Seeing no one wish to be heard, it was the **MOTION** of Woolston; seconded by Ostrander to close the public portion of the meeting. Roll call vote – all ayes. Unanimous approval.

**ADJOURNMENT**

8:55 PM MOTION of Sandusky; seconded by Woolston to adjourn and go into Closed Session. Roll call vote – all ayes. Motion carried. Meeting adjourned.

Respectfully submitted,

Joy M. Weiler, RMC/MMC  
Township Clerk  
/aek